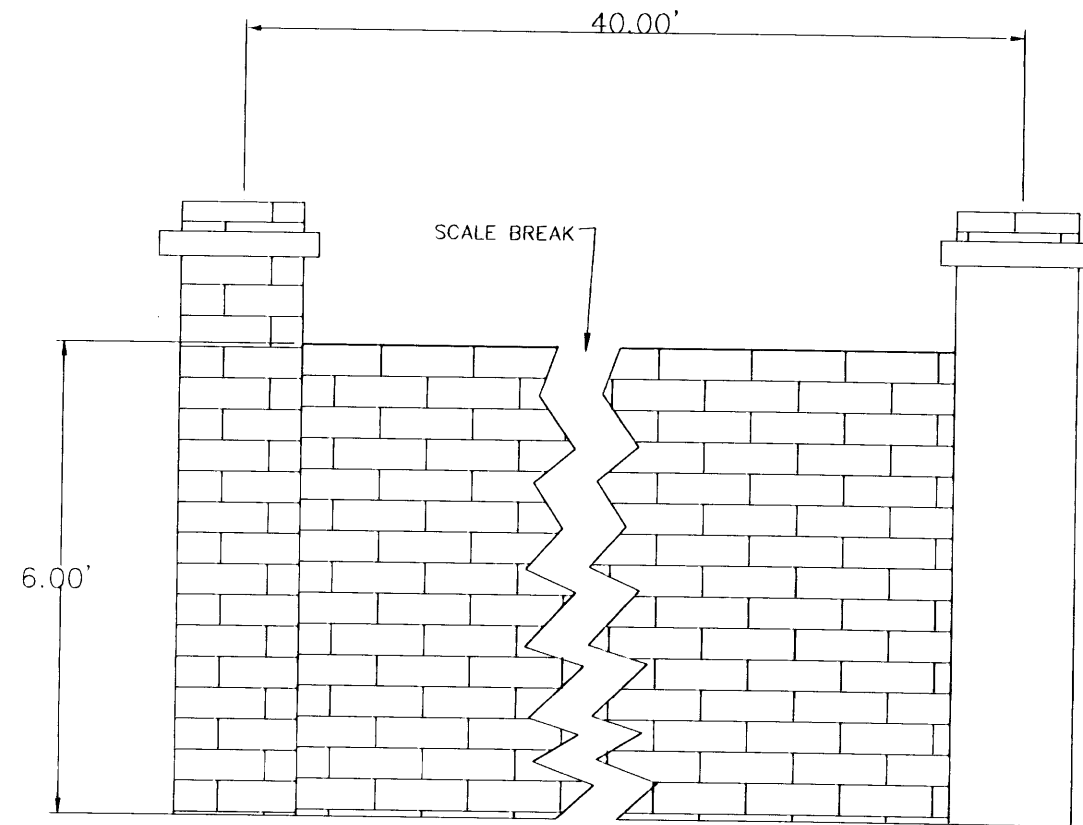
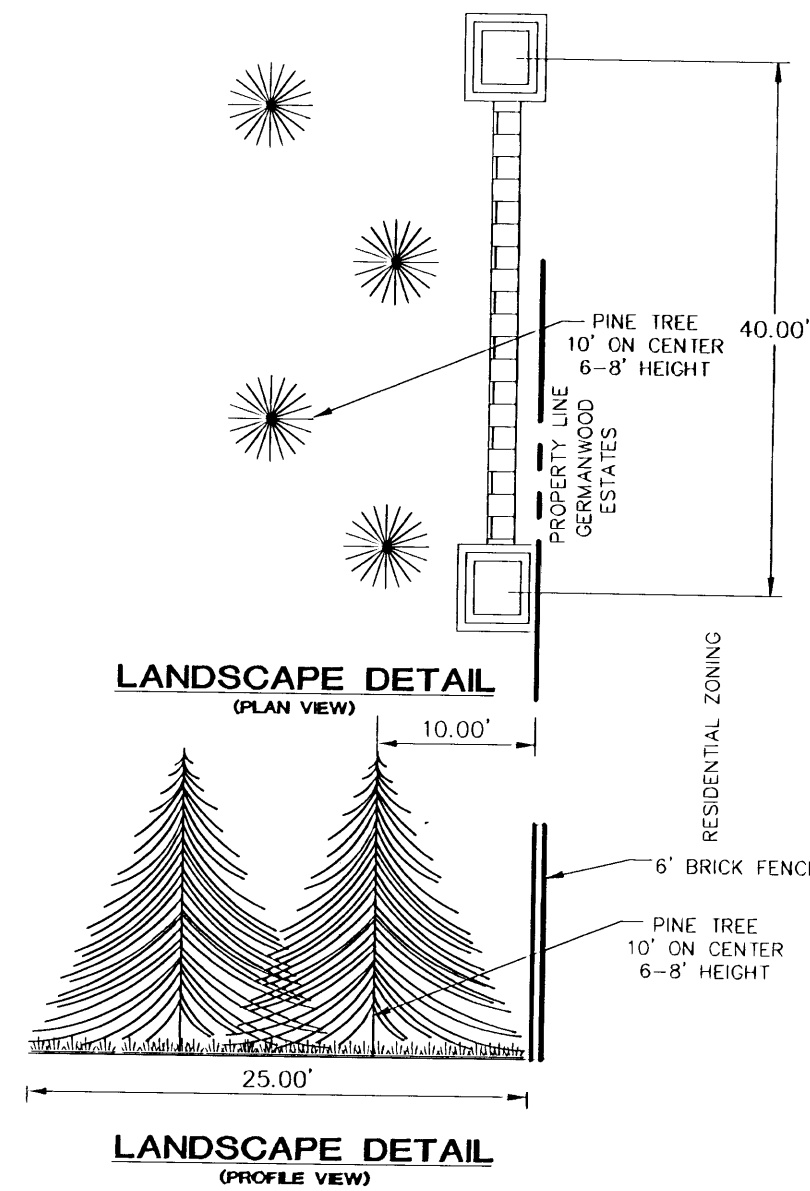


COVENANTS FOR
GERMANWOOD BUSINESS
CENTER SUBDIVISION

1. NO METAL BUILDINGS WILL BE PERMITTED. ALL EXTERIOR BUILDINGS MUST BE STUCCO, BRICK, OR DECORATIVE MASONRY. NO METAL AWNINGS OR CANOPIES WILL BE PERMITTED OTHER THAN ON THE SERVICE STATION. ROOFS MAY BE MADE OF METAL, AND MANSARD FRONTS MAY BE OF DECORATIVE GRADE METAL.
2. A 25 FOOT BUFFER ZONE WILL BE ESTABLISHED ON THE PROPERTY OF GERMANWOOD BUSINESS CENTER AT ALL POINTS WHERE IT ABUTS GERMANWOOD ESTATES SUBDIVISION.
3. ALL EXISTING TREES IN THE BUFFER ZONE WILL REMAIN.
4. THE DEVELOPER WILL PLANT PINE TREES IN THE BUFFER ZONE. THE TREES SHALL BE 8 TO 10 FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE PLANTED 10 FEET APART. THE PINE TREES SHALL BE OF A TYPE THAT WILL REACH 80 TO 100 FEET IN HEIGHT WHEN FULLY MATURED. THE DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES PLANTED WHICH HAVE NOT SURVIVED FOR A PERIOD OF ONE YEAR FROM AND AFTER PLANTING.
5. THE DEVELOPER WILL CONSTRUCT A BRICK FENCE, 6 FEET IN HEIGHT, WITH THE COLUMNS BEING LOCATED APPROXIMATELY 40 FEET APART, (SAME AS PLANTATION FENCE). THE FENCE WILL BE LOCATED APPROXIMATELY 10 FEET WITHIN THE PROPERTY LINE OF GERMANWOOD BUSINESS CENTER BEFORE ANY BUSINESS OPENS ON LOT 1, THE FENCE REFERRED TO ABOVE SHALL BE FULLY CONSTRUCTED AND COMPLETED FROM THE CLOSEST POINT PERMITTED TO GERMANTOWN ROAD WESTERLY TO THE SOUTHWEST EDGE OF LOT 16, GERMANWOOD ESTATES SUBDIVISION AT SUCH TIME AS THE DEVELOPER HAS SOLD THE PORTION OF LOT 3 WHICH ABUTS LOT 1.
6. THE DEVELOPER WILL CONSTRUCT A METAL FENCE OF SOME TYPE AT THE PROPERTY LINE FROM THE SOUTH CORNER OF LOT 18 OF GERMANWOOD ESTATES SUBDIVISION TO THE RAILROAD RIGHT-OF-WAY AT THE TIME OF SALE OF ANY PORTION OF LOT 3.
7. GERMANWOOD BUSINESS CENTER SHALL BE LIMITED TO ONE SERVICE STATION WITHIN THE DEVELOPMENT.
8. AN ARCHITECTURAL REVIEW COMMITTEE SHALL BE ESTABLISHED CONSISTING OF MR. DAVID VANDERBURG AND MR. LANEY FUNDERBURK, AND SHALL REVIEW AND APPROVE ALL BUILDING PLANS ON ANY LOTS SOLD BY THEM. IF THE PROPERTY IS SOLD IN A LARGE TRACT, THE NEW OWNER SHALL ENFORCE THE COVENANTS. WHEN SOLD IN LOTS THE COVENANTS SHALL REMAIN ON ALL PROPERTY.
9. IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE CITY OF OLIVE BRANCH.
10. THE PROPOSED CUL-DE-SAC MAY BE CONSTRUCTED ABOVE THE BASE FLOOD ELEVATION OF THE 100-YEAR FLOOD PLAIN, AS APPROVED BY THE CITY ENGINEER.
11. THE DEVELOPER SHALL INSTALL DRAINAGE PIPE, EROSION CONTROL MATERIAL, SEWER MAINS AND SERVICE, WATER MAINS AND SERVICE, GRAVEL OR SOIL CEMENT BASE FOR THE STREETS, CURBS AND GUTTERS, AND ONE (1) LAYER OF BLACKTOP, 1 AND 1/2" THICK, BEFORE THE PLAT OF THE SUBDIVISION IS RECORDED. A PERFORMANCE BOND MUST BE FILED FOR THE REMAINDER OF THE IMPROVEMENTS IN AN AMOUNT SET BY THE CITY ENGINEER. THIS INCLUDES ANOTHER 1 AND 1/2" OF BLACKTOP MAKING A TOTAL OF THREE (3") OF BLACKTOP SURFACE.
12. SIDEWALK TO BE CONSTRUCTED ON BOTH SIDES OF THE PROPOSED STREET AND ON THE WESTERN SIDE OF GERMANTOWN ROAD FOR THE LENGTH OF THE PROPERTY THAT HAS ACCESS FROM GERMANTOWN ROAD.
13. STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS TO BE INSTALLED BY THE DEVELOPER TO CITY SPECIFICATIONS.
14. WATER SERVICE LINES TO BE INSTALLED WITH TRACING WIRE AT THE TOP.
15. ALL UTILITIES AND SERVICES (ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE INSTALLED UNDERGROUND.



BRICK WALL DETAIL
(PROFILE VIEW)



OWNER'S CERTIFICATE

I, David H. Vanderburg, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 22 DAY OF August, 1997.

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 22 DAY OF August, 1997, David H. Vanderburg, WITHIN MY JURISDICTION, THE WITHIN NAMED David H. Vanderburg ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT. MY COMMISSION EXPIRES: June 28, 2000 James Harris NOTARY PUBLIC

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 12 DAY OF June, 1997.

John Young
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 17 DAY OF June, 1997.
MINUTE BOOK 38, PAGE 252-253-254.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M., ON THE 22 DAY OF August, 1997. David H. Vanderburg WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 44, PAGE 44.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A SPOODY SURVEY BY David H. Vanderburg.
BIN W. SMITH, MS. NO. 15039

MORTGAGEE'S CERTIFICATE

HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THIS THE 22 DAY OF August, 1997.

TITLE

SIGNATURE OF MORTGAGEE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 22 DAY OF August, 1997, David H. Vanderburg, WITHIN MY JURISDICTION, THE WITHIN NAMED David H. Vanderburg WHO ACKNOWLEDGED THAT HE/SHE IS David H. Vanderburg AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

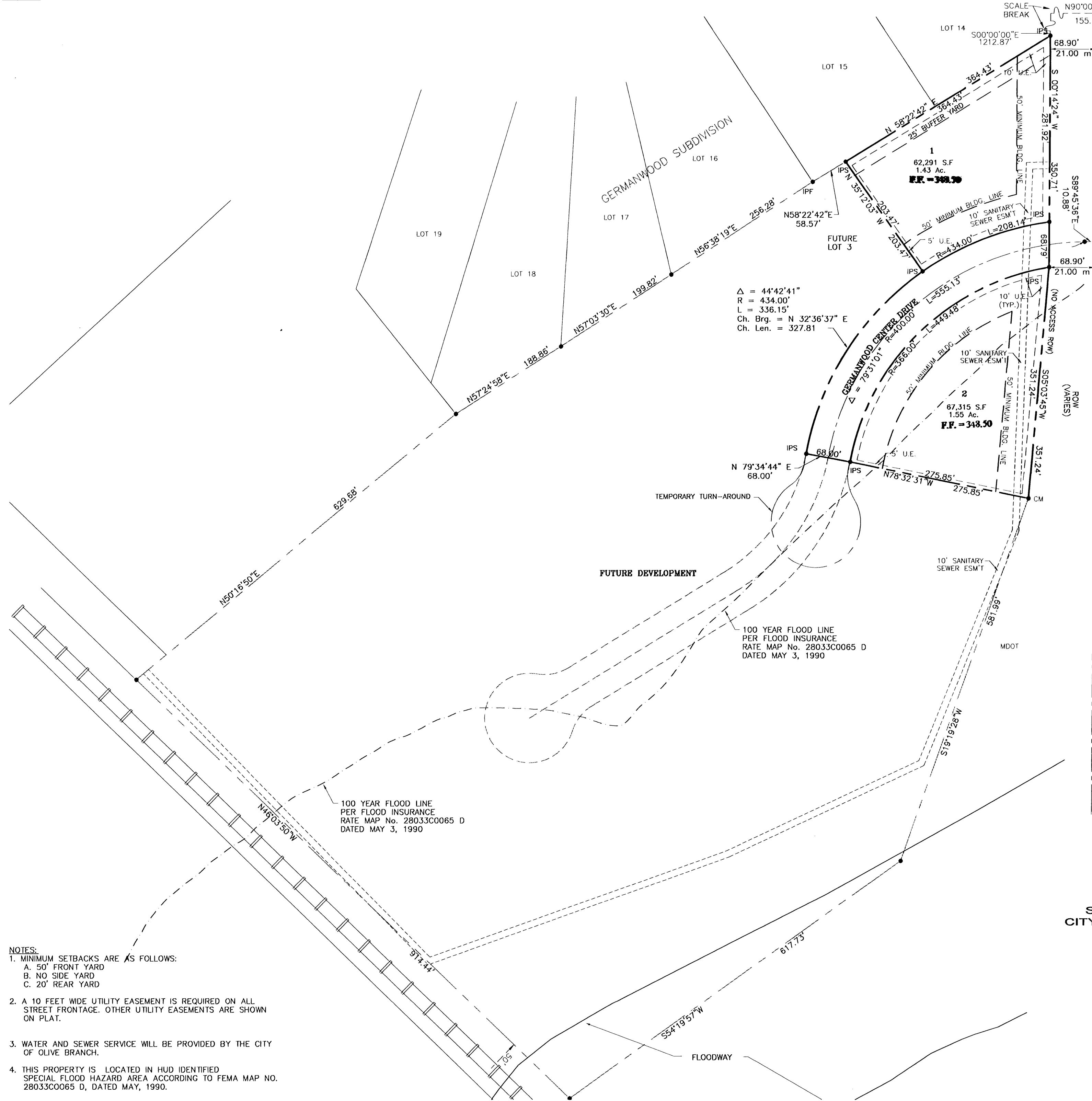
FINAL PLAT OF LOTS 1 & 2
GERMANWOOD
BUSINESS CENTER
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST
CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
AUGUST, 1997

ZONING: C-2
TOTAL AREA: 3.75 ACRES
TOTAL LOTS: 2 LOTS

OWNER/DEVELOPER:
DAVID VANDERBURG
10660 GOODMAN ROAD
OLIVE BRANCH, MS 38654

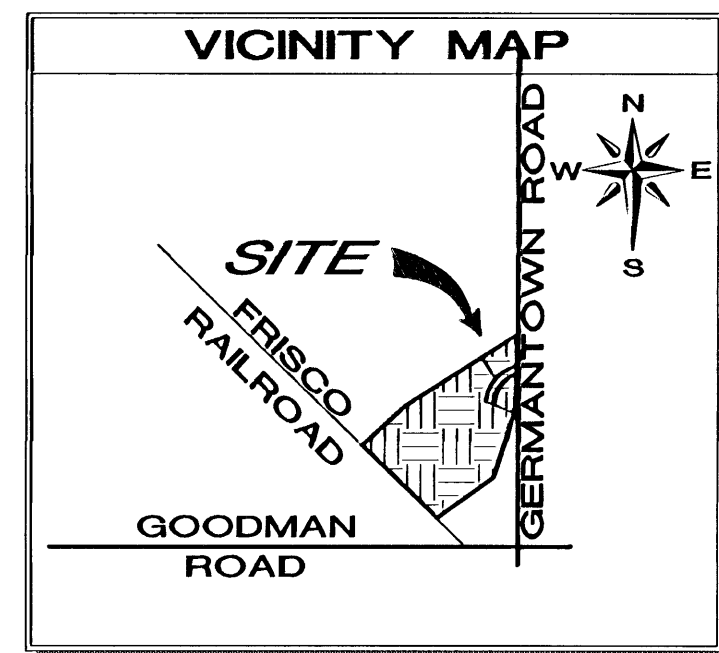
SES SMITH
ENGINEERING & SURVEYING
INCORPORATED
928 GOODMAN ROAD, SUITE 6
SOUTHAVEN, MISSISSIPPI 38671
FAX (601) 349-0711
PHONE (601) 349-3348



2122
2827

THE NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 6 WEST, OLIVE BRANCH,
DESOTO COUNTY, MISSISSIPPI

GRAPHIC SCALE



FINAL PLAT OF LOTS 1 & 2 GERMANWOOD BUSINESS CENTER SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
AUGUST, 1997

ZONING: C-2
TOTAL AREA: 3.75 ACRES
TOTAL LOTS: 2 LOTS

OWNER/DEVELOPER:
DAVID VANDERBURG
10660 GOODMAN ROAD
OLIVE BRANCH, MS 38654

SES SMITH
ENGINEERING & SURVEYING
INCORPORATED
208 GOODMAN ROAD, SUITE 8
SOUTHAVEN, MISSISSIPPI 38671
FAX (601) 349-9711
PHONE (601) 349-3348

NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
A. 50' FRONT YARD
B. NO SIDE YARD
C. 20' REAR YARD

2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. OTHER UTILITY EASEMENTS ARE SHOWN ON PLAT.

3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.

4. THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0065 D, DATED MAY, 1990.